

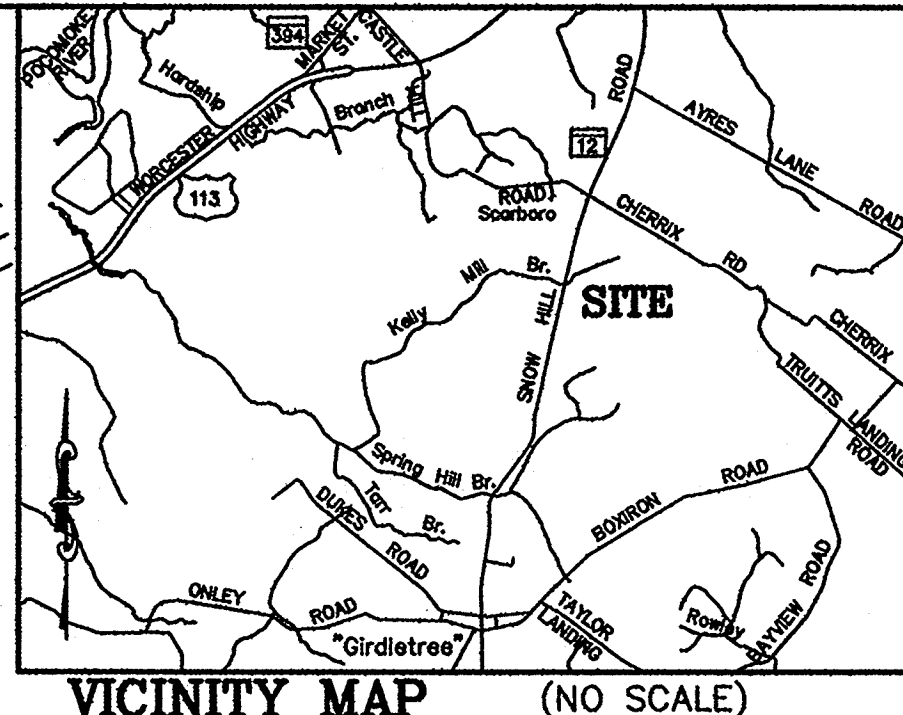
09/04/2014

AREA TABLE			
ITEM NO.	ORIGINAL AREA	AREA CHANGE	ITEM TO/FROM REVISED AREA
ITEM I	32.716± Ac.	-26.716± Ac.	TO ITEM II 6.00± Ac.
ITEM II	40.000± Ac.	+26.716± Ac.	FROM ITEM I 66.716± Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°26'00"E	39.16
L2	N09°05'34"E	31.50
L3	N83°49'00"E	17.11

n/f  
Howard H. & Anne B. Warner  
Map 71 Parcel 134  
Tax Acct. ID 02-028832  
Deed: 1713/300  
Plat: 124/30 - "Part B"  
Use: Agricultural  
Zoned: A1

n/f  
Edward P. Phillips, Jr.  
Map 71 Parcel 134  
Tax Acct. ID 02-028832  
Deed: 4102/285  
Plat: 124/30 - "Part A"  
Use: Agricultural  
Zoned: A1



ITEM 2  
40.000± ACRES

Map 71  
Parcel 135

ITEM I  
66.716± ACRES REMAINING

n/f  
State of Maryland  
Dept. of Natural Resources  
Map 71 Parcel 72  
Tax Acct. ID 02-15676  
Deed: 2959/230  
Use: Woodland  
Zoned: RP

n/f  
Gary R. Breeding  
Map 71 Parcel 152  
Tax Acct. ID 02-030314  
Deed: 1965/292  
Plat: 136/64  
Use: Agricultural  
Zoned: A1

n/f  
Donna R. West  
Map 79 Parcel 76  
Tax Acct. ID 02-013991  
Deed: 6258/367  
Use: Agricultural  
Zoned: A1

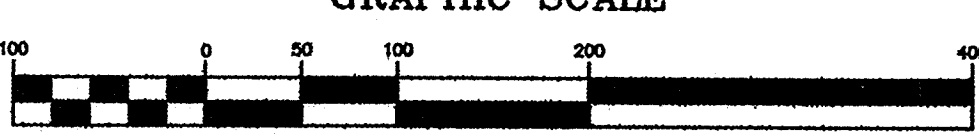
NOTES

1. ASSESS. MAP NO.: 71
2. PARCEL NO.: 135 (ACCT. ID. 02-028899)
3. DEED REFERENCE: 3524/494
4. CURRENT OWNER: MOHAMMAD IJAZ & NAZIA AKHTAR  
428 W. MARKET STREET  
SNOW HILL, MD 21863-1168
5. PLAT REFERENCE: TWO UNRECORDED PLATS PER DEED 3524/494  
ITEM ONE - "PROPERTY SURVEY FOR MONROE R. SAUNDERS" DATED NOVEMBER 9, 1992, PREPARED BY HAMPSHIRE, HAMPSHIRE & ANDREWS, INC.  
ITEM TWO - "PROPERTY SURVEY FOR MONROE R. SAUNDERS" DATED MARCH 10, 1993, PREPARED BY HAMPSHIRE, HAMPSHIRE & ANDREWS, INC.
6. ZONING: A-1 AGRICULTURAL  
SETBACKS: FRONT = 50'  
SIDE = 10'  
REAR = 10'
7. TOTAL NUMBER OF LOTS = 1
8. TOTAL AREA OF LOTS = 6.00± ACRES
9. THIS LOT NOT APPROVED AT THIS TIME FOR ANY BUILDING CONSTRUCTION REQUIRING WATER SUPPLY AND SEWAGE DISPOSAL. IF THIS LOT IS EVER APPROVED BY WORCESTER COUNTY ENVIRONMENTAL PROGRAMS FOR WATER SUPPLY AND SEWAGE DISPOSAL, A NEW PLAT APPROVED BY WORCESTER COUNTY MUST BE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.
10. NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.
11. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE CHESAPEAKE BAY CRITICAL AREA.
12. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 240083 0175 C, DATED JUNE 16, 1992, THIS PARCEL IS LOCATED WITHIN ZONE C.
13. NO DITCHES ON THIS PROPERTY ARE LOCATED WITHIN A PUBLIC DRAINAGE ASSOCIATION (PDA).
14. THERE ARE NO AGRICULTURAL STRUCTURES WITHIN 200' OF ANY NEW PROPERTY LINES. THERE ARE NO STRUCTURES WITHIN 100' OF ANY NEW PROPERTY LINES. THERE ARE NO OTHER STRUCTURES WITHIN 50' OF ANY NEW PROPERTY LINES.
15. THE PURPOSE OF THIS PLAT IS TO REVISE THE PARCEL LINE BETWEEN ITEM ONE AND ITEM TWO OF THE CURRENT DEED. ITEM TWO WILL BE A 6.00± ACRE PARCEL, AS SHOWN HEREON. ITEM ONE WILL BE THE REMAINDER OF THE LANDS OF ITEM ONE AND ITEM TWO. THIS BOUNDARY LINE ADJUSTMENT WILL MAKE THE UNAPPROVED SUBDIVISION OF ITEM ONE AND ITEM TWO LEGAL LOTS OF RECORD.
16. @ DENOTES IRON REBAR W/CAP PLACED

BOUNDARY LINE ADJUSTMENT  
LANDS OF

MOHAMMAD IJAZ &  
NAZIA AKHTAR

SECOND TAX DISTRICT  
WORCESTER COUNTY, MARYLAND  
SCALE: 1" = 100'  
JULY 28, 2014



HAMPSHIRE, HAMPSHIRE & ANDREWS INC.  
MARYLAND REGISTERED LAND SURVEYORS  
226 NORTH DIVISION STREET  
SALISBURY, MD 21801  
PHONE: 410-742-4673  
EMAIL: hha@comcast.net

OWNER & SURVEYOR CERTIFICATION  
I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY, SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH, TO THE BEST OF OUR KNOWLEDGE.

Mohammad Ijaz  
Nazia Akhtar

Nazia Akhtar

HAMPSHIRE, HAMPSHIRE & ANDREWS, INC.  
REG. PROF. LAND SURVEYORS  
LIC. NO. 513  
LIC. RENEWAL DATE: 02/06/2015



WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF, OF THE PRACTICABILITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

APPROVING AUTHORITY  
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

ITEM I  
ITEM I IS APPROVED AS AN ADDITION TO A PARCEL WITH EXISTING APPROVED ON-SITE WATER AND SEWAGE DISPOSAL SYSTEMS. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAVE BEEN EVALUATED.

ITEM II  
ITEM II IS APPROVED FOR AGRICULTURAL PURPOSES ONLY. ANY FUTURE APPROVAL FOR WATER AND SEWAGE SYSTEMS TO UTILIZE THIS LAND FOR BUILDING PURPOSES WILL BE SUBJECT TO THE REGULATIONS IN EFFECT AT THAT TIME. IN ORDER TO CONVERT SAID LOT(S) TO BUILDABLE STATUS, A REVISED SUBDIVISION PLAT IS REQUIRED TO BE APPROVED AND RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO A COMMUNITY SYSTEM(S) WHEN AVAILABLE.

APPROVING AUTHORITY  
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

WORCESTER COUNTY FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

JOB NO: 11724

DRAWN BY: L.C.S.	DATE: 07/28/2014
COMPUTED BY: L.C.S.	DATE: 07/28/2014
CHECKED BY:	DATE:

P.206338 MSA 51257-8822